

VENTURA HOMEOWNERS ASSOCIATION, INC.

INFORMATION FOR PURCHASERS

Revised as of October, 2015

The following pages contain the Rules and Regulations Receiver Form ("Form") which is **required** to be executed by every Owner **prior** to occupying a home in Ventura as well as relevant information about the Community.

Please submit this Form as well as any information requested on the following pages to Ventura Homeowners Association ("Ventura HOA" or the "Association") c/o Reliant Association Solutions LLC ("Reliant"):

VENTURA HOMEOWNERS ASSOCIATION, INC.

c/o RELIANT ASSOCIATION SOLUTIONS LLC.

751 PARK OF COMMERCE DRIVE, #116

BOCA RATON, FL 33487

TELEPHONE: (561) 213-1212

EMAIL: juani@reliantassocolutions.com

You must also contact Reliant prior to Closing to request an estoppel letter. The estoppel letter will **only** be generated **if** the Seller's account is current and the executed acknowledgment of the Rules and Regulations is received by the Association. Reliant charges \$150 for the completion of the estoppel questionnaire. You can also request a copy of the Community Documents (Rules and Regulations, Declaration of Covenants, Conditions and Restrictions for Ventura, dated March 5, 1996, as amended from time to time or the "Declaration", the By-Laws and the Articles of Incorporation).

Section 720.401 of the Florida Statutes requires a Disclosure Summary to be given to any prospective purchaser. For your convenience, a copy of the Disclosure Summary is provided with this Information Kit. Please consult with your attorney or broker about this Disclosure Summary.

RULES & REGULATIONS RECEIVER FORM

Pursuant to Section 14.1 of the Declaration of Covenants, Conditions and Restrictions for Ventura, as amended, dated as of March 5, 1996 ("Declaration"):

(I) (WE) _____

PLEASE PRINT NAME(S)

HAVE READ THE RULES AND REGULATIONS AND FULLY UNDERSTAND EACH OF THE RULES WHICH REQUIRE THAT (I) (WE), OUR FAMILY MEMBERS, GUESTS, INVITEES AND LESSEES ARE BOUND AND WILL ABIDE BY THEM, COVENANTS CONTAINED IN THE DECLARATION AND THE OTHER COMMUNITY DOCUMENTS AS DEFINED IN THE DECLARATION, A COPY WHICH HAS ALSO BEEN RECEIVED, SO LONG AS (I) (WE) LIVE AT:

_____, Delray Beach, FL 33484
PLEASE PRINT ADDRESS

AND FURTHER UNDERSTAND THAT, PURSUANT TO SECTIONS 4.6(B), 7.18 AND ARTICLES 11 AND 13 OF THE DECLARATION A VIOLATION OF THE RULES AND REGULATIONS OR COVENANTS CONTAINED IN THE DECLARATION OR OTHER COMMUNITY DOCUMENTS COULD RESULT IN A FINE OR OTHER PENALTIES.

SIGNED THIS ___ DAY OF _____, 200__

BUYER/CO-BUYER

CO-BUYER

Please carefully read Articles 7 – 11 and 13 in the Declaration as they pertain to the following subject matter: "Use Restrictions"; "Maintenance, Repair and Replacement"; "Design Review Standards"; "Common Expenses"; "Assessment and Lien Enforcement" and "Compliance and Default". Please also read the By-Laws of Ventura Homeowners Association, Inc. (By-Laws") which describes the powers and duties of the Board of Directors.

Please provide a copy of your purchase and sale agreement to Reliant.

INFORMATION SHEET

Pursuant to Section 4.7(J)(1) of the By-Laws, the Association needs to maintain accurate records as to the name and address of the Owner who is obligated to pay assessments or other charges. Please complete the following:

Name of Responsible Party: _____

Signature of Responsible Party: _____

Address of Responsible Party: _____

Email Address of Responsible Party: _____

Should there be any changes to the above information, please notify Reliant immediately.

In addition, the Association requests the following information:

PET INFORMATION*

Please be reminded that no more than two (2) pets are allowed pursuant to Section 7.10 of the Declaration.

Pet#1. Breed of Pet: _____ Name of Pet: _____

Color: _____ Weight: _____

Pet#2: Breed of Pet: _____ Name of Pet: _____

Color: _____ Weight: _____

VEHICLE INFORMATION

Vehicle #1: Year: _____ Make: _____ Model: _____

Color: _____ License Tag #: _____ State: _____

Vehicle #2: Year: _____ Make: _____ Model: _____

Color: _____ License Tag #: _____ State: _____

Vehicle #3: Year: _____ Make: _____ Model: _____

Color: _____ License Tag #: _____ State: _____

GENERAL INFORMATION

A. Payment Options

Monthly maintenance assessments are due on the first of every month and are considered late if received after the fifth of the month. A late fee and interest will then be charged to the Owner. Please read a copy of the "Procedures for the Collection of Late Payments". It is available from Reliant or the Association.

Payment can either be made by check using the coupon book or by electronic funds transfer. The form to arrange for electronic funds transfer may be obtained from Reliant, (561) 213-1212.

Purchasers should ask the Sellers for their coupon book so there is no interruption in payment

B. Gate Access

1. Directory. Upon Closing, contact TRAK Property Management Group, (561) 245-4444 to get your name and number on the Directory for Visitors.
2. Gate Cards and Remote Controls. Owners may access the Community through the Residents gate by using either a gate card or a gate remote control. Purchasers should ask the Sellers for their cards and/or remote controls. Additional cards and/or remote controls may be purchased from TRAK.

C. Keys

1. Key to Clubhouse, Tennis Courts, Swimming Pool and Gate into Community.
2. Key to Fitness Room, Billiards Room and Ping Pong Room.

Purchasers should ask the Sellers for their keys. Additional keys may be obtained from TRAK.

D. Alarm System

Easton Enterprises, Inc. installed all of the alarm systems at Ventura and has a contract to monitor the homes. The fees are paid as part of the monthly assessment. If for some reason you are not hooked up to the monitoring system, please call Easton at (561) 375-9404. There is a one time charge of \$50 if you need Easton to explain the alarm system, fill out the paperwork for your insurance company and hook you up to the monitoring station.

E. Other Services

1. Mulching. The Association has currently contracted with a company to place mulch at the front of everyone's home once a year.
2. Pressure/Chemical cleaning of the roofs. In order to ensure that the roofs are kept clean, the Association currently has contracted on behalf of the Owners with a company to provide this service. Twice a year the company will apply a chemical to the roofs which keeps them clean. They do NOT pressure clean the roofs. Additionally, once a year (approximately November/December), they will pressure clean the exterior walls, driveways and patios of each home. Prior to the company performing the service, Owners will be notified by email and there will be a sign posted at the gate. If you do not want this service, please contact the company directly.
3. The Association reserves the right to discontinue providing these services.

OTHER INFORMATION

Name of Occupant (1): _____ Email Address: _____

Name of Occupant (2): _____ Email Address: _____

Name of Occupant (3): _____ Email Address: _____

Address in Ventura: _____

Telephone Number in Ventura: _____

Winter Address: _____

Winter Telephone Number: _____

Name of Child: _____ Age: _____

Name of Child: _____ Age: _____

Name of Employer (1): _____

Business Telephone Number: _____

Name of Employer (2): _____

Business Telephone Number: _____

Other: _____

**DISCLOSURE SUMMARY
FOR
VENTURA HOMEOWNERS ASSOCIATION, INC.**

1. AS A PURCHASER OF PROPERTY IN THIS COMMUNITY, YOU WILL BE OBLIGATED TO BE A MEMBER OF A HOMEOWNERS' ASSOCIATION.

2. THERE HAVE BEEN OR WILL BE RECORDED RESTRICTIVE COVENANTS GOVERNING THE USE AND OCCUPANCY OF PROPERTIES IN THIS COMMUNITY.

3. YOU WILL BE OBLIGATED TO PAY ASSESSMENTS TO THE ASSOCIATION. ASSESSMENTS MAY BE SUBJECT TO PERIODIC CHANGE. THE CURRENT AMOUNT IS \$ 205.00 PER MONTH. YOU WILL ALSO BE OBLIGATED TO PAY ANY SPECIAL ASSESSMENTS IMPOSED BY THE ASSOCIATION. SUCH SPECIAL ASSESSMENTS MAY BE SUBJECT TO CHANGE.

4. YOU MAY BE OBLIGATED TO PAY SPECIAL ASSESSMENTS TO THE RESPECTIVE MUNICIPALITY, COUNTY, OR SPECIAL DISTRICT. ALL ASSESSMENTS ARE SUBJECT TO PERIODIC CHANGE.

5. YOUR FAILURE TO PAY SPECIAL ASSESSMENTS OR ASSESSMENTS LEVIED BY A MANDATORY HOMEOWNERS' ASSOCIATION COULD RESULT IN A LIEN ON YOUR PROPERTY.

6. THE STATEMENTS CONTAINED IN THIS DISCLOSURE FORM ARE ONLY SUMMARY IN NATURE, AND, AS A PROSPECTIVE PURCHASER, YOU SHOULD REFER TO THE COVENANTS AND THE ASSOCIATION GOVERNING DOCUMENTS BEFORE PURCHASING PROPERTY.

9. THESE DOCUMENTS ARE EITHER MATTERS OF PUBLIC RECORD AND CAN BE OBTAINED FROM THE RECORD OFFICE IN THE COUNTY WHERE THE PROPERTY IS LOCATED, OR ARE NOT RECORDED AND CAN BE OBTAINED FROM THE ASSOCIATION.

DATE: _____

PURCHASER

Print Name